



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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## ARCHITECTURAL REVIEW BOARD MEETING MINUTES

### REGULAR MEETING

MARCH 18, 2004

**PRESENT:** Cain, Fruit, Kennett, Martin, Pyle

**ABSENT:** None

**LATE:** None

**STAFF:** Senior Planner (SP) Linder

### REGULAR MEETING

Chair Martin called the meeting to order at 7:05 p.m.

### DECLARATION OF POSTING OF AGENDA

SP Linder certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

### OPPORTUNITY FOR PUBLIC COMMENT

Chair Martin opened/closed the public hearing.

### MINUTES:

**MARCH 4, 2004:** BOARD MEMBERS FRUIT/PYLE MOTIONED TO APPROVE THE MARCH 4, 2004 MINUTES WITH A MODIFICATION TO PAGE 4, ITEM 4 REGARDING THE STUCCO AS "HEAVY PEBBLE" AND TRADITIONAL STUCCO GROUND (POLYURETHANE) AROUND THE WINDOWS . THE MOTION PASSED BY A VOTE OF 4-0AS FOLLOWS:

**AYES:** CAIN, FRUIT, MARTIN, PYLE

**NOES:** NONE

**ABSTAIN:** KENNETT

**ABSENT:** NONE

**NEW BUSINESS**

**ITEM 4 WAS TAKEN OUT OF ORDER AT THE REQUEST OF THE APPLICANT WITH NO OBJECTIONS FOR OTHERS IN ATTENDANCE AT THE MEETING.**

4. **SITE REVIEW AMENDMENT, SRA-01-03: VINEYARD-MORGAN HILL POLICE STATION:** A request for preliminary review and comment of a proposed 62-foot tall police telecommunications tower for the new police station site at 16200 Vineyard Boulevard in the Light Industrial (ML) zoning district. (APN 817-05-066)

**The Board members agreed that a 62 ft. free standing lattice type tower would be acceptable but requested that a condition be added to the resolution prohibiting the use of guy wires.**

1. **SITE REVIEW, SR-03-22: SAN PEDRO-DICONZA:** A request for site, architectural, and landscape approval of 9 single-family homes for phase I of San Pedro Villas located on Cory Dr., 500 ft. north of San Pedro Ave.

**BOARD MEMBER KENNETT STEPPED DOWN FOR THIS ITEM.**

**BOARD MEMBERS FRUIT/CAIN MOTIONED TO TABLE THE APPLICATION.**

**THE MOTION PASSED BY A VOTE OF 4-0 AS FOLLOWS:**

**AYES: CAIN, FRUIT, MARTIN, PYLE**

**NOES: NONE**

**ABSTAIN: KENNETT**

**ABSENT: NONE**

**BOARD MEMBER KENNETT RETURNED TO HER SEAT.**

2. **SITE REVIEW, SR-03-26: MONTEREY-MH MEDICAL CENTER:** A request for site, architectural and landscape approval for a 45,080 sq. ft. retail and general office building proposed on a 2.93 acre site located on the west side of Monterey Rd., approximately 300 ft. north of Cosmo Ave./Monterey Rd. intersection.

**BOARD MEMBERS FRUIT/PYLE MOTIONED TO APPROVE THE MITGATED NEGATIVE DECLARION. THE MOTION PASSED BY A VOTE OF 5-0 AS FOLLOWS:**

**AYES: CAIN, FRUIT, KENNETT, MARTIN, PYLE**

**NOES: NONE**

**ABSTAIN: NONE**

**ABSENT: NONE**

**BOARD MEMBERS FRUIT/PYLE MOTIONED TO APPROVE RESOLUTION 04-008 WITH THE ADDITION OF THE FOLLOWING CONDITIONS:**

1. A 5/12 roof pitch shall be provided on all roof structures.
2. Thirty foot wide drive aisles shall be developed on the north and south sides of the project.
3. The roof pitch on the tower elements shall be changed to 5/12 pitch and the maximum tower height shall be 50 ft. or less.
4. Landscape plans shall be revised to include approximately 50 percent deciduous and 50 percent non-deciduous trees.
5. A building permit for the phase II building shall be issued only if the required number of parking stalls are constructed at the same time. The applicant may reduce the size of the building to meet the available parking. If the reduction in the building size creates significant architectural, site or landscape plan alterations, revised plans shall be brought to the subcommittee for review and approval.

**THE MOTION PASSED BY A VOTE OF 4-1 AS FOLLOWS:**

**AYES: CAIN, FRUIT, MARTIN, PYLE**

**NOES: KENNETT**

**ABSTAIN: NONE**

**ABSENT: NONE**

3. **SITE REVIEW, SR-04-03: SITE REVIEW, SR-04-03: W. MAIN-MEDURI:** A request for preliminary review of proposed facade improvements for an existing shopping center located at the northwest corner of Hale Avenue and Main Avenue.

Board generally agreed with staff recommendations with the exception of the following: 1) Preserve the parking stalls in front of the columns. The Board suggested moving the proposed columns out of the affected parking stalls. 2) The existing monument sign can stay, just dress it up with architectural elements to match center. 3) Add condition to approval resolution requiring the colors to be determined in the field by subcommittee approval. 4) Eliminate item number 3 under the sign recommendations. 5) Provide revised architectural elevations and conceptual landscape plans.

**ANNOUNCEMENTS:** Workshop reminder.

**ADJOURNMENT:** Chair Martin adjourned the meeting at 9:30 p.m.

**MINUTES PREPARED BY:**

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**TERRY LINDER**  
**Meeting Coordinator**